

SECTION 3.0 PROJECT DESCRIPTION

3.1 PURPOSE

The purpose of the Project Description is to describe the proposed Newport Banning Ranch Project (proposed Project or Project) in a way that allows for meaningful review by the public, reviewing agencies, and decision makers. Section 15124 of the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations §15124) requires that the project description for an environmental impact report (EIR) contain (1) the precise location and boundaries of a proposed project; (2) a statement of objectives sought by the proposed project including the underlying purpose of the project; (3) a general description of the project's technical, economic, and environmental characteristics; and (4) a statement briefly describing the intended uses of the EIR, including a list of the agencies that are expected to use the EIR in their decision making, a list of the permits and other approvals required to implement the project, and a list of related environmental review and consultation requirements required by federal, State, or local laws, regulations, or policies. An adequate project description need not be exhaustive, but should supply the detail necessary for project evaluation.

An EIR is the most comprehensive form of environmental documentation identified in CEQA and the State CEQA Guidelines. The following project description provides the information needed to assess the environmental effects associated with the development, construction, and operation of the proposed Project.

3.2 PROJECT SETTING

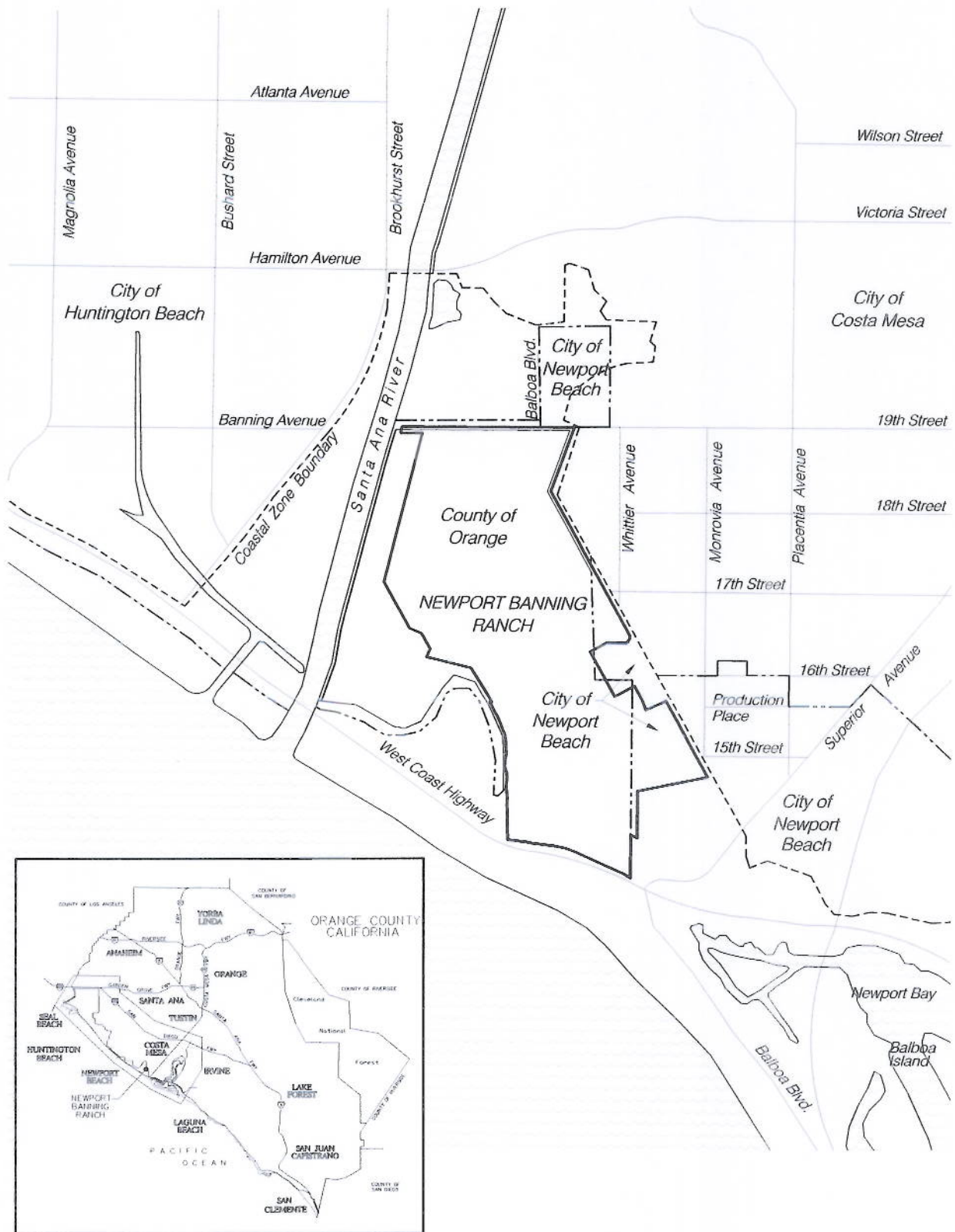
The Newport Banning Ranch Project site (Project site or site) encompasses approximately 401.1 acres. Approximately 40 acres of the Project site are located within the incorporated boundary of the City of Newport Beach (City); the remainder of the Project site is located within unincorporated Orange County, in the City's adopted Sphere of Influence, as approved by the Local Agency Formation Commission of Orange County (LAFCO). The entire Project site is within the boundary of the Coastal Zone, as established by the California Coastal Act (Coastal Act). Exhibit 3-1, Regional Location and Local Vicinity, depicts the Project site in a regional and local context.

3.3 PROJECT SUMMARY

The Project site is an active oilfield with surface and subsurface oil production facilities located throughout the entire 401.1-acre site. The proposed Project includes the abandonment and reabandonment of oil production facilities; site remediation; consolidation of existing surface oil production facilities into approximately 16.5 gross acres on the Project site; land use development on approximately 149 gross acres of the Project site; and preservation of approximately 252.3 gross acres as open space uses. The open space would include approximately 16.5 acres of consolidation sites for oil production facilities to be remediated and restored for open space use when oil production activities cease in the future.

The proposed land use development plan for the Project is depicted on Exhibit 3-2, Newport Banning Ranch Land Use Plan. In summary, the proposed Project would include 1,375 residential dwelling units (du); 75,000 square feet (sf) of commercial uses; a 75-room resort inn, including ancillary visitor-serving commercial uses and limited meeting facilities; and approximately 51.4 gross acres for parks, including an approximate 26.8-gross-acre public Community Park. Approximately 252.3 gross acres (or approximately 63 percent of the Project

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Source: FORMA 2009

Regional Location and Local Vicinity

Exhibit 3-1

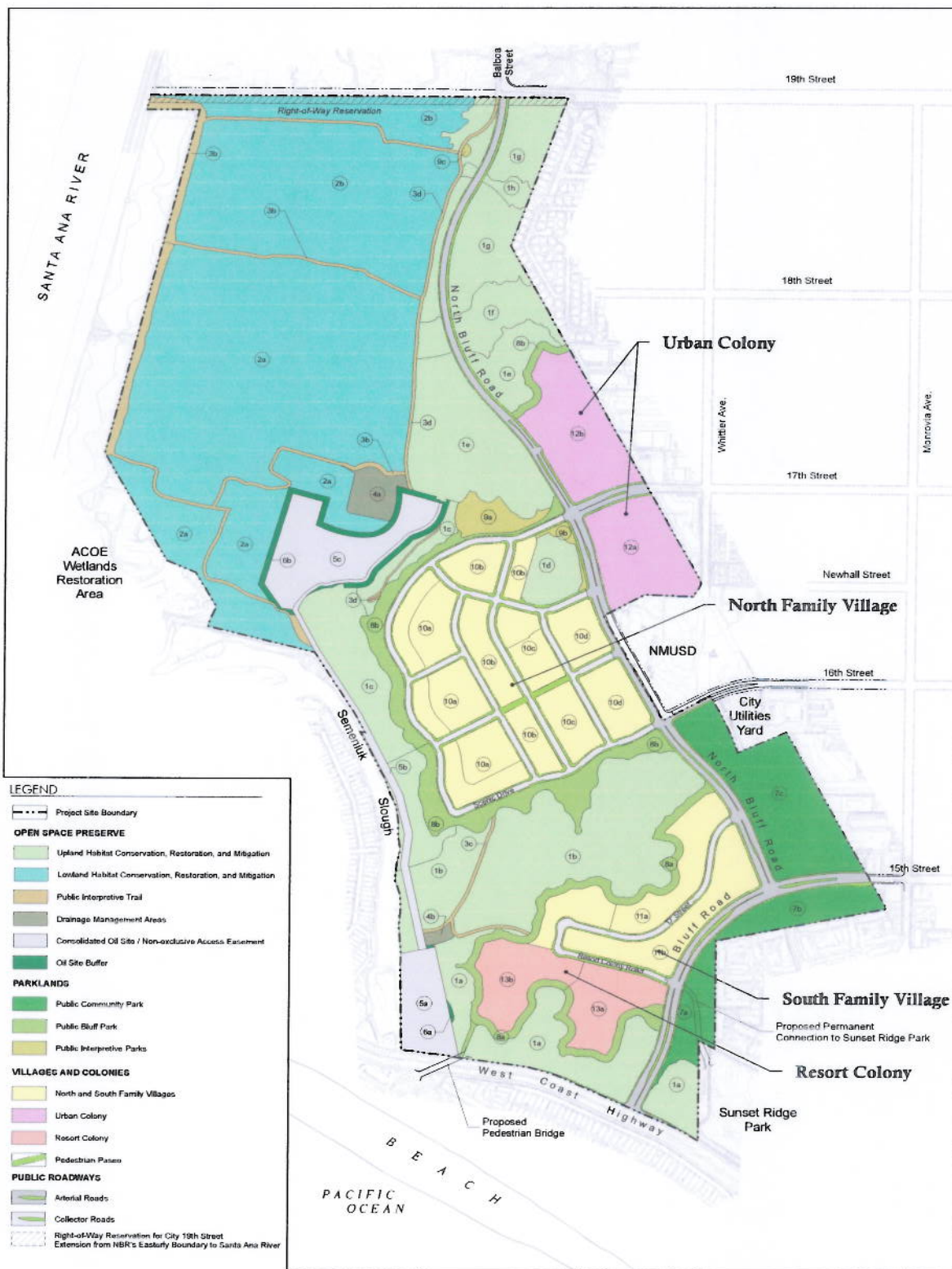
Newport Banning Ranch EIR



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Newport Banning Ranch Land Use Plan

Newport Banning Ranch EIR



Source: FORMA 2011

Exhibit 3-2

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site) are proposed for permanent open space including approximately 220.9 gross acres of habitat conservation, restoration, and mitigation that would be implemented by the Applicant and/or others; approximately 9.5 gross acres of public interpretive trails; and approximately 2.6 gross acres for the construction of water quality and detention basins. Approximately 16.5 gross acres would be designated within 2 sites for the consolidation of surface oil facilities related to continued oil production operations; these 2 sites would be connected by an access road between them. Upon the future cessation of oil operations, the oil consolidation sites would be abandoned and remediated in order that the consolidation area can be converted to an Open Space use.¹ It is anticipated that oil production would continue on the Project site for an additional 30 to 40 years from now. Approximately 2.8 gross acres of permanent open space would provide a planting buffer around the oil consolidation sites.

The proposed Project includes construction of a circulation system for vehicles, bicycles, and pedestrians. New vehicular roadways are proposed to connect to existing off-site roadways and to provide access through the Project site. Within the Project site, roadways are proposed to provide access to and circulation within residential areas, commercial areas, visitor-serving areas, and parks. The Project proposes pedestrian and bicycle trails that would connect proposed on-site residential neighborhoods, the resort inn, commercial uses, and open space and would also be connected to existing off-site City and regional trail systems. A pedestrian and bicycle bridge is proposed to connect the Project site to the southern side of West Coast Highway.

The proposed Project includes the construction of new infrastructure and utilities including water, sewer, storm drain, and water quality management facilities to serve new land uses. New water, sewer, and storm drain facilities would connect to existing infrastructure located adjacent to the Project site.

3.4 EXISTING SITE CONDITIONS AND LAND USES

3.4.1 PHYSICAL SITE CONDITIONS

A. Topography

As depicted on Exhibit 3-3, Existing Topographic Site Conditions, the Project site's topography is characterized by two primary topographic areas: (1) the lowland area (Lowland) in the northwestern portion of the Project site and (2) the uplifted Newport Mesa (Upland). From south to north, the Project site's topography becomes more gradual and transitions to sloping hillsides.

The Lowland comprises approximately 147 gross acres of the Project site and comprises the northwestern portion of the property. Elevations range from approximately one foot to ten feet above mean sea level (msl). South- and west-facing slopes are located east of the Lowland.

The Upland comprises approximately 254 gross acres of the Project site in its southern and eastern portions. Elevations range from approximately 50 feet above msl in the southwestern area to approximately 105 feet above msl in the eastern-central area. Bluffs² and slopes extend

¹ The timing of the abandonment of the oil consolidation sites has not been determined, but it is anticipated that oil production on the Project site would continue for an additional 30 to 40 years from now. Given the uncertainty of the timing, any impacts associated with the remediation of the consolidation sites will be addressed at the time the abandonment is proposed.

² Please refer to Section 10.0, List of Acronyms and Glossary of Terms, for a definition of bluffs and other terms used in this EIR.

PROJECT DESCRIPTION (DEIR)

Section 3.0
Project Description

**TABLE 3-3
PROPOSED IMPLEMENTATION PLAN**

Land Use	Acres		Dwelling Units (du)	Commercial (sf)	Visitor-Serving (Rooms)
Low Density Residential	9.0 ^a		60	—	—
Medium Density Residential	10.2 ^a		81	—	—
Visitor-Serving Resort/ Residential	5.6 ^a		87	—	—
Bluff Park	7.3 ^a		—	—	—
Community Park	5.0 ^a		—	—	—
Upland Open Space	1.5 ^b		—	—	—
Subtotal	38.6^a		228	—	—
Schedule	Start^c	Finish^c	(7 months of construction)		
Site Remediation	2/2015	Prior to Occupancy			
Grading and Improvements	8/2015	5/2016			
Construct Models and Homes	2/2016	9/2016			
Occupancy	10/2016	10/2018			
Low Density Residential	6.5 ^a		36	—	—
Low-Medium Density Residential	2.9 ^a		21	—	—
Medium Density Residential	9.5 ^a		113	—	—
Mixed-Use/Residential	9.8 ^a		365 ^d	37,500 sf	—
Visitor-Serving Resort/Residential	5.7 ^a		—	—	75 rooms
Bluff Park	8.9 ^a		—	—	—
Community Park	21.8 ^a		—	—	—
Interpretive Parks	1.4 ^a		—	—	—
Subtotal	66.5^a		535^d	37,500 sf	75 rooms
Schedule	Start^c	Finish^c	(7 months of construction)		
Site Remediation	2/2015	Prior to Occupancy			
Grading and Improvements	8/2017	5/2018			
Construct Models and Homes	2/2018	9/2018			
Occupancy	10/2018	1/2021			
Low Density Residential	10.6 ^a	0–8	71	—	—
Low-Medium Density Residential	8.9 ^a	0–16	64	—	—
Medium Density Residential	7.6 ^a	0–24	112	—	—
Mixed-Use/Residential	11.1 ^a	—	365	37,500 sf	—
Bluff Park	4.7	—	—	—	—
Interpretive Parks	2.3	—	—	—	—
Upland Open Space	4.0 ^b	—	—	—	—
Subtotal	49.2	—	612^e	37,500 sf	—

TABLE 3-3 (Continued)
PROPOSED IMPLEMENTATION PLAN

Phase 3 (continued)

Land Use	Acres		Dwelling Units (du)	Commercial (sf)	Visitor-Serving (Rooms)
Schedule	Start^c	Finish^c	<i>(7 mos of construction)</i>		
Site Remediation	Complete	Complete			
Improvements	8/2019	5/2020			
Construct Models and Homes	2/2020	9/2020			
Occupancy	10/2020	12/2024			
Sub Total	154.3		1,375	75,000 sf	75 rooms
Upland and Lowland Open Space Restoration/ Oil Operations Consolidation	246.8				
	2/2015	12/2024			
Total	401.1				

Note: The information represented in the table is a conceptual estimate based upon historical absorption rates and projects with similar conditions and characteristics as the proposed Newport Banning Ranch Project.

^a Acres are gross land use acres, and include arterial and collector roads, and local in-tract streets.
^b Acreage shown for Open Space is only for arterial and collector roads through open space areas.
^c Start and Finish dates are estimates, and may vary depending upon market and other conditions.

3.8 PROJECT DESIGN FEATURES

Project Design Features (PDFs) are specific design elements proposed by the Applicant that have been incorporated into the proposed Project to prevent the occurrence of or minimize the significance of potential environmental effects. Because PDFs have been incorporated into the Project, they do not constitute mitigation measures, as defined by Section 15126.4 of the State CEQA Guidelines (14 CCR). PDFs are included in the Mitigation Monitoring and Reporting Program (MMRP) to ensure their implementation as a part of the proposed Project. As with mitigation measures, if the Project is modified through the public hearing process in a manner that would require modifications to the PDFs, the Applicant may be permitted to modify the PDFs before they are included in the MMRP proposed for adoption.

The PDFs reflect specific components of the Project that have been identified and described in this section.

Land Use and Related Planning Programs

PDF 4.1-1⁹ Through the implementation of the Master Development Plan, the Project permits a maximum of 1,375 residential dwelling units and a variety of residential housing types to provide opportunities for a range of lifestyles. Housing types include single-family detached, single-family attached, multi-family, and/or residential uses in a mixed-use configuration.

PDF 4.1-2 The Master Development Plan designates areas for a diverse public park system to include active, passive, and interpretive recreation opportunities.

⁹ PDF numbers correspond to the EIR's technical sections (e.g., Section 4.1, Land Use and Related Planning Programs).